



13 FINISHED LOTS
RARE OPPORTUNITY IN BOISE CITY LIMITS!

CONTACT

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HIGHLIGHTS

Highly desirable central Boise location adjacent to city parks, near schools, and surrounded by established services and amenities.

Rare opportunity for new residential construction within the Boise city limits.

Scarce offering of finished residential lots in Boise, a market with limited available inventory.

Thirteen finished lots featuring a range in lot sizes to accommodate a variety of home designs.

Seller to provide 1 year bond for the remaining improvements: Fencing, landscaping and irrigation. Buyer to be responsible for completing improvements within 12 months (est. \$125,000).

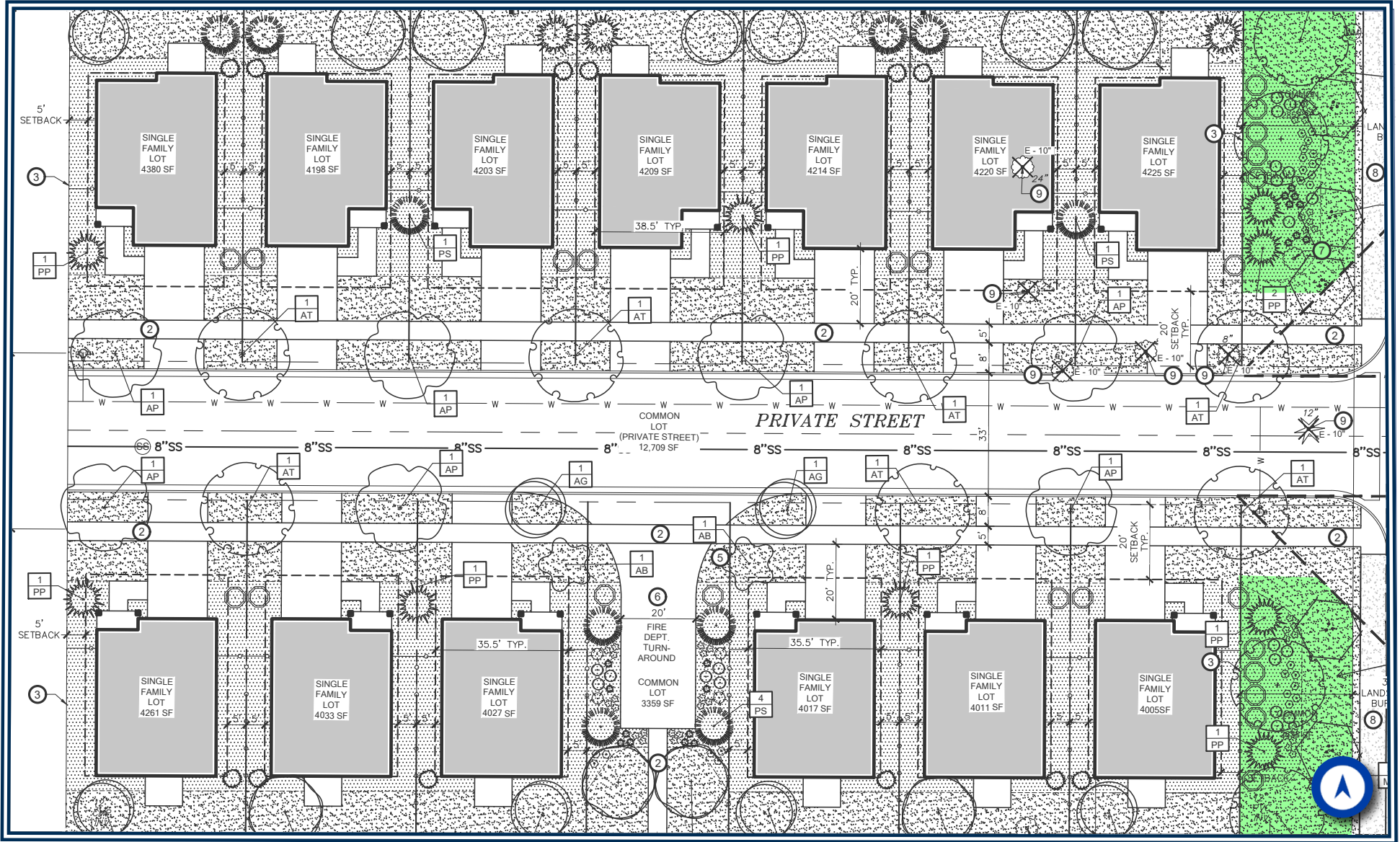
DETAILS

PROPERTY TYPE:	7 Lots 45' x 93' 6 Lots 46' x 80'
SALE PRICE:	\$2,300,000
PRICE PER LOT:	\$176,923
FINISHED LOTS:	13
ZONING:	R-1C

UPDATED: 2.11.2026

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

SINGLE FAMILY SITE PLAN

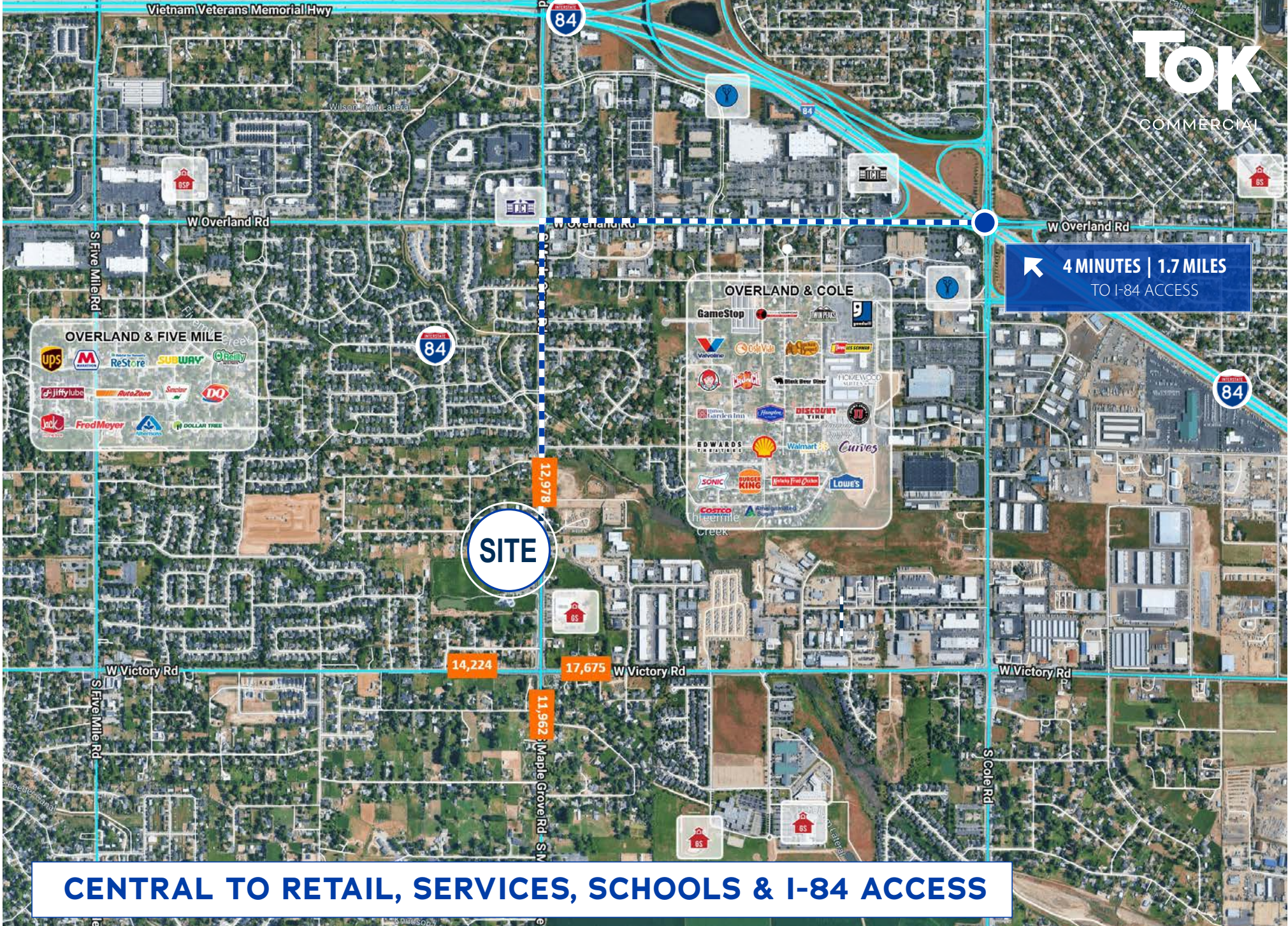




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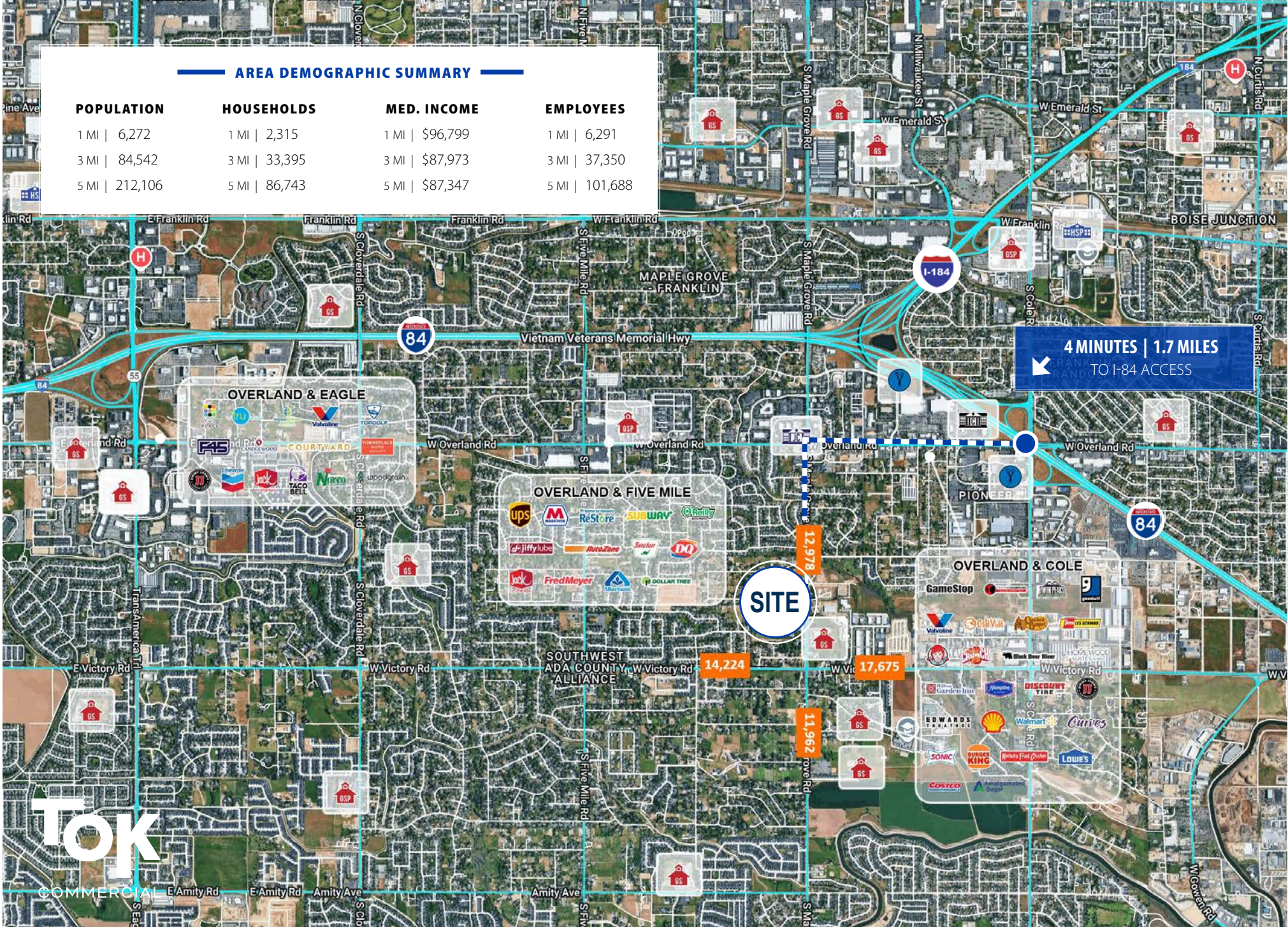
CENTRAL TO RETAIL, SERVICES, SCHOOLS & I-84 ACCESS

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AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	MED. INCOME	EMPLOYEES
1 MI 6,272	1 MI 2,315	1 MI \$96,799	1 MI 6,291
3 MI 84,542	3 MI 33,395	3 MI \$87,973	3 MI 37,350
5 MI 212,106	5 MI 86,743	5 MI \$87,347	5 MI 101,688



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